

**Town of Thornton Planning Board**  
**Business Meeting**  
**Meeting Date: April 3, 2008**

*The Thornton Planning Board met and held a business meeting on,  
Thursday, April 3, 2008, 6:00 PM at the Thornton Town Hall.*

*Board Members present:*

*Barry Van DeMoere, Chairman*

*Tom Anderson, Vice Chairman*

*Arthur Gross, Ex-Officio*

*Sandy MacIntosh, Russell Gilman, Carolyn Piantadosi and Marianne Peabody, Secretary*

**Zoning Amendment Changes** – *Chairman Van DeMoere received a phone call from a resident concerning newly amended Article X Notice of Intent to Build #D. That reads:*

*When a building or addition is to be constructed within twice the set back limits the **constructor** shall have the “as built” location verified once the footing have been laid. This shall be done prior to any further construction. Failure to do so waives the owners right to claim hardship in requesting an area variance, for location of structure.*

*Production of “as built” does not imply an area variance will be granted.*

*Discussion centered on the word **constructor** the question raised by the concerned resident was if the word constructor should be replaced with the word owner? The board unanimous felt that during this amendment creation, detailed thought was put into it, and it should be tested as it presently reads prior to further alteration. Board members have also been informed that setback requirements are a little confusing. Adjustments will be made in 2009 if necessary.*

**Master Plan** – *It’s time to begin the process of updating our Master Plan. The completion for project is expected to take two years. Master plans according to RSA 674:3 are recommended to be updated every 5 to 10 years. Alternate Board Member Carolyn Piantadosi has volunteered to become a committee member. At our next meeting other board members will be polled and a notice will be posted to request other residents in town if they are interested in joining this committee.*

**Attorney Mayers response to the Barron Mt Club – “Land Dedication” freezing effect.**  
*According to Attorney Mayers responses the “Land Dedication” as it reads cannot be signed by the Planning Board, because we do not have provisions in the zoning or subdivision regulations for any type of a “freezing” relating to future phases of an approved subdivision. According to the provisions of RSA 676:12, VI, if the developer wishes to submit for design review a plan for “phase 2”, then this may provide additional protections to the intended development.*

**Board Members read Attorney Mayer's response S&J Benton/McNamara Route 175-**,  
A proposed sketch was submitted to the Board via Secretary showing additional usable land of 44,000 sq. ft. to be added to the existing acreage considered to become non-conforming if the 50ft ROW should become a public way. Board Members reviewed the sketch and were unable to comment until a formal consultation review application is submitted with the applicant's best foot forward

**E-mail from Steven B. Keach** – Information e-mailed from Engineer Steven Keach was reviewed relative to last year's NH Supreme Court ruling in the matter of Auger v. Town of Strafford where a precedent setting decision was made that effectivity suggests a planning board must consider and vote upon requests for waivers from the requirements of a municipality's subdivision regulation in a formal manner. Sample subdivision waiver requests and worksheets were e-mailed for boards' review.

**Hidden Acres Road** – The Planning Board was copied a letter from the Board of Selectmen addressed to Developer, Peter Oakley & Bryan Anderson regarding severe drainage issues as illustrated in pictures. The Selectmen have stated that these issues must be taken care of before the acceptance of Hidden Acres Rd.

This meeting adjourned at 8:15PM. Next scheduled hearing will be held on, Thursday, April 17, 2008.

*Respectfully Submitted*

*Marianne Peabody*  
Posting Date: 4/8/08